



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
OCTOBER 17, 2007**
Approved November 26, 2007

MEMBERS PRESENT

Dorothy Carrier, Chair
Joanne Rogers, Vice Chair
Kenneth Cichon
Robin Brooks
Roberta Floccher, Associate

MEMBERS ABSENT

John Papacosma

STAFF PRESENT

Tracey Thibault, Interim Town Planner
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Ms. Carrier, Chair.

Ms. Carrier, Chair, read the agenda and explained the hearing process and procedures for Planning Board meetings. Ms. Carrier reported on the site visit held on October 15, 2007 and attended by Ms. Thibault, Ms. Carrier, Ms. Rogers, Mr. Cichon, Mr. Brooks, and Ms. Floccher.

Minutes of September 19, 2007

Ms. Rogers moved, seconded by Mr. Brooks to accept the minutes of September 19, 2007 as presented. No vote taken

Mr. Cichon asked that language be included in the motion in the minutes to reflect the discussion regarding the number of seats counted by the Planning Board members at the recent site visit to the Fish Net Café.

Ms. Rogers moved to amend her motion, seconded by Mr. Brooks to approve the minutes of September 19, 2007 with the following addition: "The Planning Board discussed **the number of seats counted by the Planning Board members at the site visit held on October 15, 2007, which totaled 32, the 22 seats approved for the café**, whether to take more time to review the application or move forward with the proposal as presented, and confirmation that the applicant is complying with the Planning Board approval **with regard to seating.**" Unanimous Approval

OLD BUSINESS

No old business.

NEW BUSINESS

ITEM 1

07-10-01 Jeffrey S Slocum, Approval of land use in the Shoreland Zone, Resource Protection District, Tax Map 42-8, 244 Mountain Road, Harpswell.

Dr. Slocum described the proposal to alter the non-conforming, un-permitted shed to bring it into conformance with the Harpswell Ordinances. Dr. Slocum pointed out that the shed is outside the flood zone and sets 90 feet back from the closest shoreline.

The Planning Board discussed lot coverage, other options for location of the structure, the appearance of the new structure, overhangs, State of Maine requirements for the Resource Protection Zones, and Harpswell Ordinance requirements.

Ms. Carrier informed the applicant that the Planning Board would be reviewing this application under the Basic Land Use Ordinance § 13.4.7 and Shoreland Zoning Ordinance § 13.1.1.

Ms. Thibault stated that the applicant's proposal will put him in compliance with the Shoreland Zoning Ordinance and that she did not see any other issues with the site. Ms. Thibault added that this site is entirely in the Resource Protection District.

The Planning Board discussed the requirements of Shoreland Zoning Ordinance § 13.1.1.

Ms. Rogers moved, seconded by Mr. Brooks that the proposal by the applicant meets the requirements of the Shoreland Zoning Ordinance § 13.1.1. Unanimous Approval

The Planning Board discussed the requirements of Basic Land Use Ordinance § 13.4.7.

Ms. Rogers moved, seconded by Mr. Brooks to find that the applicant meets the requirements of Basic Land Use Ordinance § 13.4.7. Unanimous Approval

Dr. Slocum ask the Planning Board if he would be allowed to keep the shed's roof line as it is now and just reduce the size of the building and have an overhang. Dr. Slocum also asked if he could change the shed's dimensions from 12 foot by 5 foot to 8 foot by 8 foot.

Mr. Cichon stated that it has been the custom of the Planning Board to include all over hangs in the calculations of the size of the structure.

The Planning Board held discussion on ground floor area, calculations for 30 percent increase, and consistency in Planning Board decisions with regard to overhangs.

Ms. Carrier stated that the Planning Board has approved the size and the location for this shed. Ms. Carrier suggested that the applicant work with the Code Enforcement Office and as far as the configuration of the shed as long as it meet the approved size the applicant could have an 8 foot by 8 foot structure.

Other Business

The Planning Board was polled and agreed that in light of the upcoming holiday to reschedule the November site walk and meeting to November 26, 2007 at 8:00 am for the site walk and November 27, 2007 at 6:30 pm for the meeting.

Planners Updates

There being no further business before the board Ms. Rogers moved, seconded by Mr. Cichon to adjourn to a workshop.

Meeting adjourned at 7:05 pm

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant